

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

☐ community housing      ☒ historic preservation      ☐ open space      ☐ recreation

Project/Program Title: **Historic Facade Restoration and Preservation**

Brief Project/Program Summary:

Masonry restoration and cleaning of the former Classical High School at 235 State Street to cure deterioration of landmark building envelope and two exterior courtyards.

estimated start date: 9/2021

estimated completion date: 10/2023

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

☐ City of Springfield      ☒ Non-Profit Organization      ☐ For-Profit Business      ☐ Individual

Name of Organization: **Classical High Condominium Trust**

Name of Contact Person: **Jeff Gurney**

Mailing Address: **476 College Highway**

Mailing City/State/Zip: **Southwic, MA**

Phone: **4135695557**

Fax: **4135695854**

Email: **atriumpropertyservices@comcast.net**

Website: **N/A**

**III. BUDGET SUMMARY**

Estimated Project Budget: **\$233,700 total in three annual phases.**

CPA Funding Request: **2021 \$50,000; 2022 \$50,000; 2023 \$50,000**

Will you be seeking multi-year funding      ☒ Yes      ☐ No

CPA Request as Percentage of Total Project/Program Budget: **64%**

List Other Secured Funding Sources:  
**Classical Trust**

List Other Prospective Funding Sources:  
**None at this time.**

Applicant Signature: \_\_\_\_\_

*Jeff Gurney For*  
*Classical High Trust*

Date Submitted: \_\_\_\_\_

*4/1/21*

Classical High School- 235 State Street- historic façade preservation.

#### GENERAL INFORMATION

1. All work shall comply with the Secretary of States Standards for the rehabilitation of historic property.
2. The building was constructed in 1851.
3. The building is located within the Lower Maple Local Historic District.

#### NARRATIVE

Project Summary: This historic preservation project scope entails the repointing and reconstruction of deteriorated exterior façade and courtyard masonry elements to match original materials of effected granite, brick, coping, limestone bands and grout as needed. As well, the full masonry structure will be cleaned.

The goal shall be to place the surfaces in a condition to curb further deterioration and to provide surfaces that can be maintained at a high level for a 40-50 year cycle.

With a budget projection of \$233,700.00 the preservation project is best phased and executed over three years, beginning in 2021 in order to resource the most applicant funding.

	CPA funding	Applicant funding	
2021	50,000	17,000	\$67,000 Masonry
2022	50,000	32,200	\$82,200 Masonry
2023	50,000	34,500	\$84,500 Cleaning

#### Proposal Description:

1. The benefit to the City and it's residents reaches well beyond the 111 residents of this landmark structure to include the thousands who walked through it's doors to be educated, the tour groups, those who enjoy the art gallery and museum on-site, the civic groups who meet at the facility, the members of Historic Classical, reunion classmates and of course, city residents who care for this unique American architecture and that it will always be able to be preserved.
2. CPA criteria is met by this project as it thwarts deterioration of the structure, that it is a landmark building by all standards and that albeit it falls short of the pre-1850 mark set by the CPA...it is clearly in that historic era and class. Lastly, the economic situation of the Trust does not allow for the greatly needed project to be completed in the short or long term planning, given the many infrastructure and high value components that also need to be funded in the aging building without supplemental funding.
3. The need to be addressed is simply the restoration and preservation of the building envelope.

4. The expected outcome is that the investment will bring a long term (40-50 year) useful life cycle to the exterior building envelope and that, given proper funding the work can be done to the State standard and all will be pleased with the results. The work will also buoy the Trust's application to the National Historic register which is currently in process.

#### Feasibility and Sustainability:

1. The Trust is committed to fund \$83,700.00 at this time and is evaluating their committed capital expenditures. The Trust is unable to extend loan or assessment opportunities at this time, but has and will continue to look at other potential funding sources, however, they do not have an additional resource at this time.
2. Properly completed the follow up and preventative maintenance plan will include the use of sealers on certain masonry elements, the scheduled inspection and prompt correction of any defect.
3. A pro forma of operation is not necessary for the project.

#### Applicant Experience:

1. The Trustees do not have direct experience of a façade restoration, however the property manager is a 30 year plus veteran of the construction field, a licensed construction supervisor and a certified rehabilitation construction specialist whom has supervised (many) and been hands on (at times) for the masonry restoration and cleaning of:
2. The North Adams public Library, North Adams school conversion to congregate housing, several multi-family residential and commercial buildings and the supervision of multiple new construction and restoration-by-repair brick and masonry structures.
3. The Trust shall make payment for construction supervision in-house.

#### Timeline:

The expectation is to maintain a performance schedule which has work as detailed above and on the attached estimate being done annually between early September and mid- November.







70 Tapley Street  
Springfield, MA 01104

## **Eligibility Determination for Community Preservation Act**

235 State Street  
**Property**

Classical High Condominium  
**Association**  
**Owner**

Attn: Jeff Gurney  
476 College Highway  
Southwick, MA 01077

\_\_\_ is listed individually on the State Register of Historic Places, or

✓ \_\_\_ contributes to the **Lower Maple Local Historic District**, which is listed on the State Register of Historic Places, or

\_\_\_ is not listed individually or as a contributing part of a district but is significant in the history, archeology, architecture, or culture of Springfield because:

\_\_\_ is NOT significant in the history, archeology, architecture, or culture of Springfield.

Chairman or Authorized Signature

# ADVANCED MASONRY & RESTORATION, INC.

## Estimate



29 SARGEANT STREET  
HOLYOKE, MA 01040  
TEL.(413) 532-6516  
FAX.(413) 532-9270

**MBE/DBE**

Date	Estimate #
4/1/2021	1942

Name / Address
Atrium Property Services 476 College Highway Southwick, MA 01077

E-mail
advancedmasonry@msn.com

Description	Total
<p>Job: Classical High Condominiums , Springfield, MA Re: Masonry Restoration</p> <p>Chemically clean exterior facade in is entirety. Repoint, repair and rebuild as needled in small courtyard, red brick. Repoint approximately 300sf of yellow brick as needed. Stone consolidation, repair damaged, spalled limestone in various areas as needed. Cut and repoint vertical joint in limestone bands, coping stones as needed.</p> <p>Price includes materials, labor and equipment necessary to complete job. Base price does not include any chimney work.</p>	<p>84,500.00 82,200.00 18,800.00 16,000.00 32,200.00</p>

Thank You for calling Advanced Masonry.

Approved By \_\_\_\_\_

**Total**

\$233,700.00

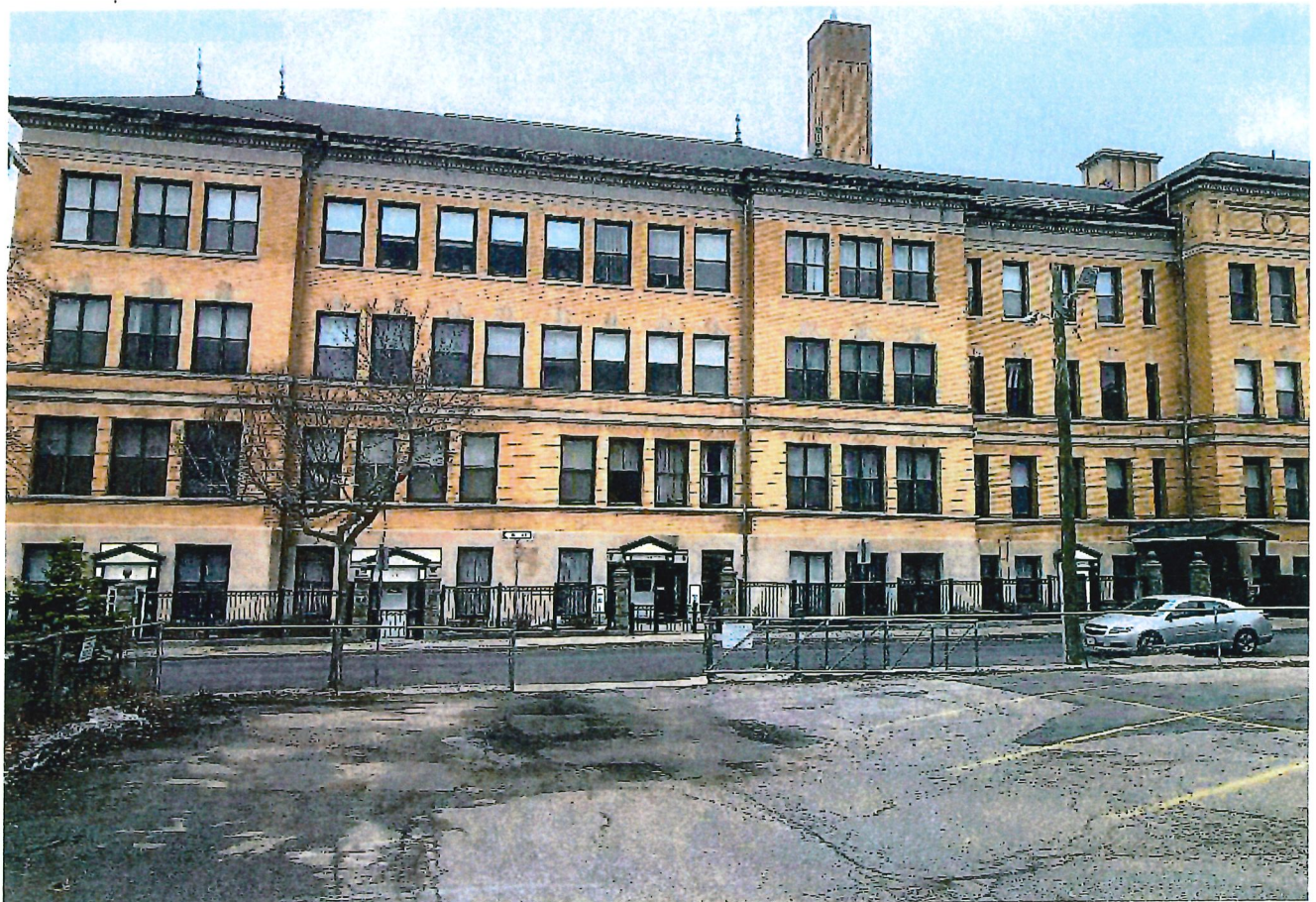


NORTH SIDE - EASTERLY



NORTH SIDE - WESTERLY



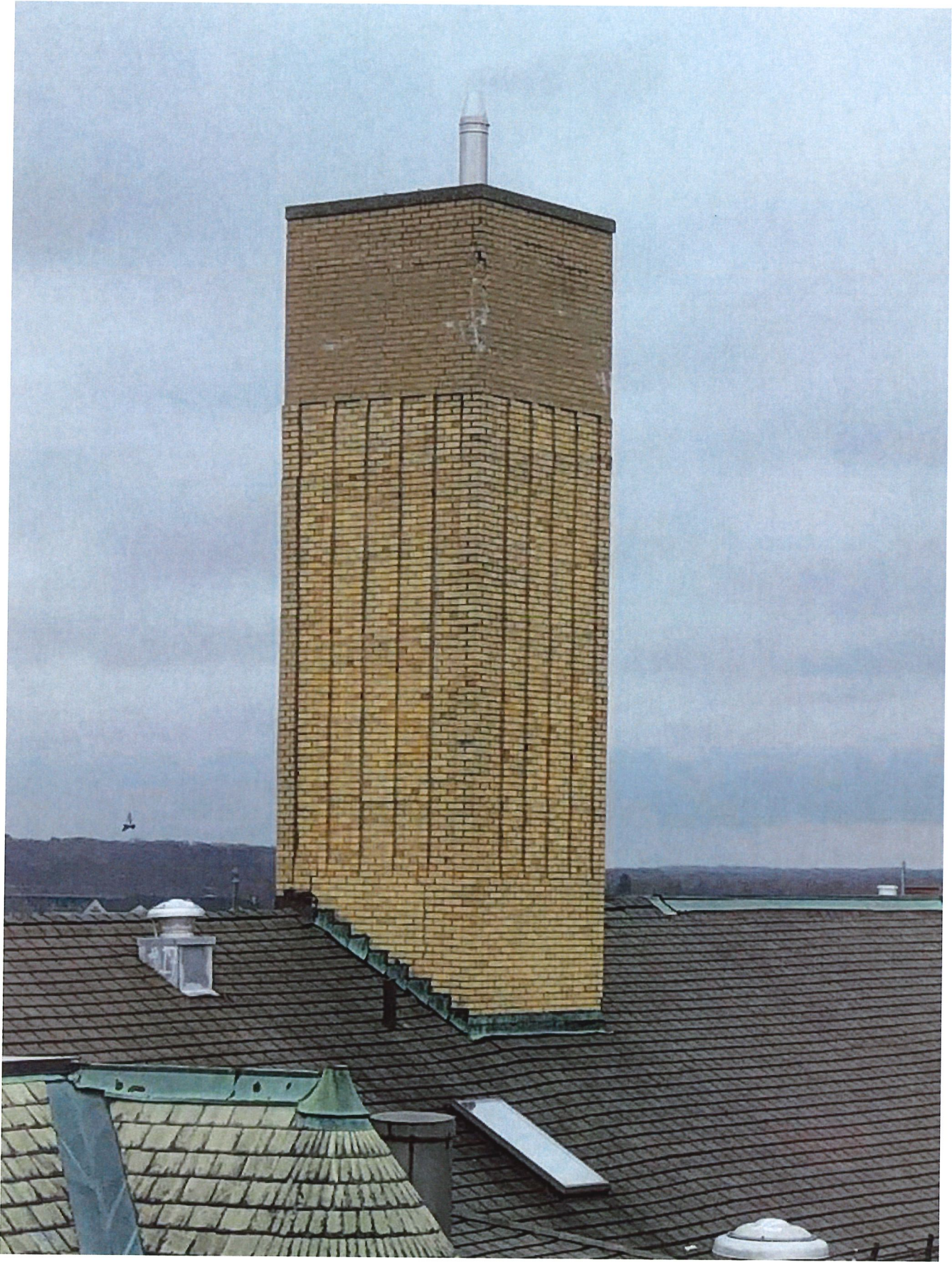


**SOUTH SIDE - WESTERLY**















Matt Pomeroy <mattpom82@gmail.com>

3/10/2021 11:36 AM

## Classical masonry at garage door

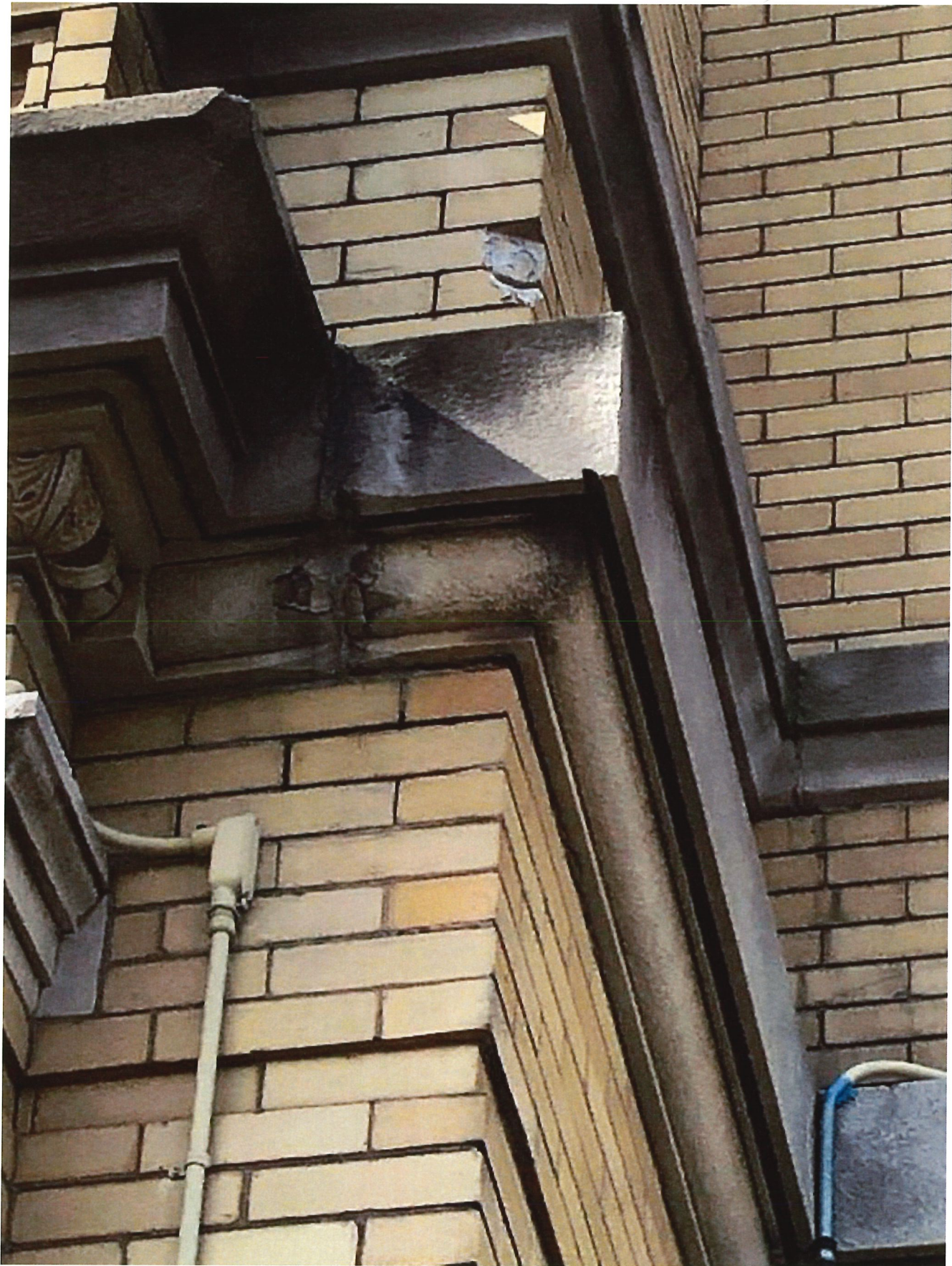
To atriumpropertieservices@comcast.net

Pictures of chunk of coping missing above exit garage door. The piece on the left is the one that just fell down. The one on the right was missing before.

Sent from my iPhone











BRICK



LINTEL



MORTAR JOINTS



